



The Stray, South Cave, HU15 2AL
£360,000

Philip
Bannister
Estate & Letting Agents

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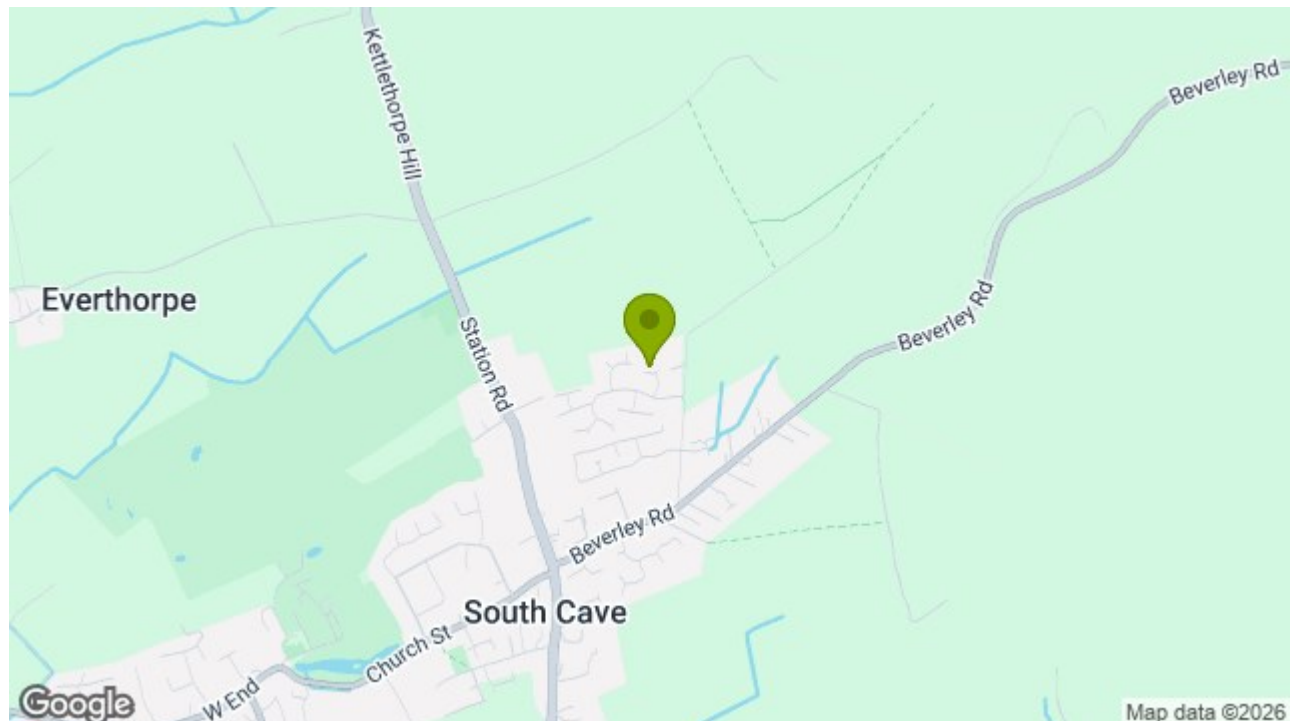
Key Features

- Spacious Detached Home
- 4 Double Bedrooms
- 2 En-Suites + Family Bathroom
- Large Dining Kitchen
- Conservatory Overlooking The Rear Garden
- Generous Driveway & Double Garage
- Private Rear Garden
- Cul-De-Sac Location
- Perfect Family Home
- EPC = B / Council Tax = F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This spacious four-bedroom detached family home enjoys a pleasant position within a small cul-de-sac and benefits from a private rear garden along with fabulous first-floor views towards Mount Airy. Offering a wealth of well-planned accommodation, the property briefly comprises a welcoming entrance hall with cloakroom/WC, a generous front-facing reception room featuring a bay window, and a superb full-width dining kitchen forming the true hub of the home, complete with an extensive range of fitted units and ample space for dining. From here, doors lead through to a rear conservatory, enhanced by air conditioning, providing a comfortable additional living space all year round.

To the first floor, there are four excellent-sized double bedrooms, three of which feature fitted furniture, while two benefit from en-suite facilities, complemented by a family bathroom. Externally, the property offers gardens to both the front and rear, with the rear garden enjoying a high degree of privacy. A generous side driveway provides extensive off-street parking and leads to a double garage. Further enhancing the home's appeal is a 16-panel solar system helping to reduce energy costs, along with the added convenience of an EV charging point.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property via a residential entrance door, the spacious hallway has a staircase leading to the first floor and LVT flooring throughout. Internal doors lead to the ground floor accommodation.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin, there are tiled walls, a heated towel rail, window with privacy glass and a continuation of the LVT flooring.

LOUNGE

A generous front facing reception room which is filled with natural light through a bay window with a second window adjacent. There is a feature fireplace housing a living flame gas fire upon a marble hearth and backplate.

DINING KITCHEN

The heart of the home is this fabulous dining kitchen. The kitchen is fitted with a comprehensive range of shaker style wall and base units with solid wood worksurfaces beneath a tiled splashback. A stainless steel sink unit with professional mixer tap sits beneath a window to the side elevation, with appliances including a double oven/grill with 4 ring gas burner beneath a concealed extractor hood. There is space and plumbing for both a washing machine and dishwasher with further space for larder fridge and freezer. An island comprises two complementary freestanding units allowing for extra storage and workspace. To the opposite side of the kitchen there is complementary storage units with part frosted

display cabinets. There is space for a dining table and chairs, two sliding doors open to the conservatory and there is a continuation of the LVT flooring.

CONSERVATORY

Located to the rear of the property and offering views of the garden, this useful space provides great versatility. A low level wall sits beneath uPVC frames, French doors lead to the side and there is a fitted air conditioning unit.

FIRST FLOOR

LANDING

A spacious landing provides access to the accommodation at first floor level.

BEDROOM 1

A spacious double bedroom with two sets of mirror fronted fitted wardrobes. The window to the front elevation provides fabulous views towards Mount Airy.

EN-SUITE

Fitted with a three piece suite comprising WC, sunken bath and twin wash basins with storage beneath. There is tiling to the walls, a window with privacy glass to the side elevation and a heated towel rail.

BEDROOM 2

A second double bedroom with fitted furniture to include wardrobes, overhead storage and a dressing area. A window to the front elevation provides attractive views.

EN-SUITE

Fitted with a two piece suite comprising WC and shower enclosure with tiled inset. There is a heated towel rail.

BEDROOM 3

A double bedroom with fitted wardrobes and matching

dressing table with drawers, and a window to the rear.

BEDROOM 4

A further good sized double bedroom with a window to the rear.

BATHROOM

Fitted with a four piece suite comprising WC, pedestal wash basin, a corner bath and large shower enclosure. There is tiling to the walls, a window with privacy glass and a large built-in storage cupboard.

OUTSIDE

FRONT

To the front of the property there is a well maintained lawned garden with a footpath leading to the entrance door.

REAR

The rear garden enjoys excellent privacy and is not overlooked. A patio runs alongside the conservatory and steps lead to a lawned garden with a circular patio area. Towards the bottom of the garden is a chicken house and run that the owner has indicated they are happy to remove prior to completion.

DRIVEWAY & DOUBLE GARAGE

To the side of the property there is a generous driveway which leads from the roadside down the full length of the property, providing off road parking for a number vehicles. A timber gate is positioned half way down the driveway which encloses the final section. Towards the bottom of the driveway there is a double garage with remote operated roller shutter door, light and power.

SOLAR PANELS

The property is installed with a 16 panel solar system which reduces energy bills and enjoys a Feed In Tariff (FIT).



EV CHARGER

The property is installed with an EV charger.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of

sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any

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Ground Floor



First Floor



Approximate total area⁽¹⁾

1591 ft²

Reduced headroom

29 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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